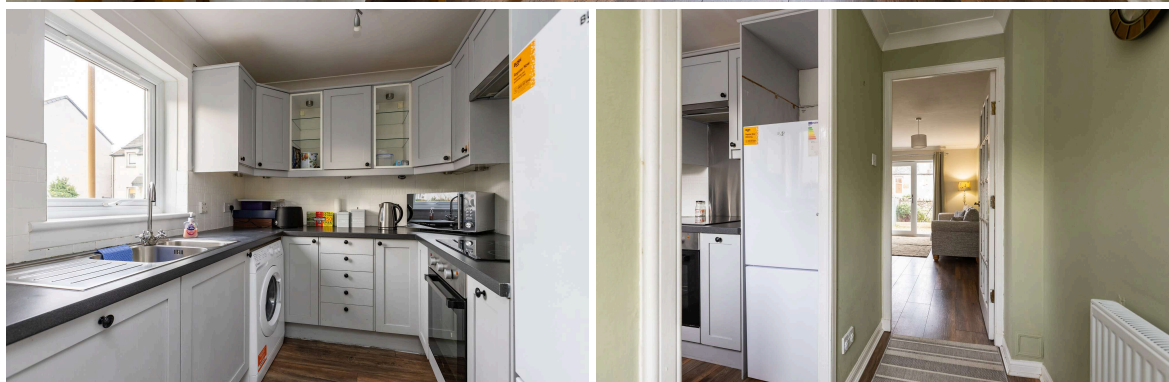




18 Limefield
GILMERTON | EDINBURGH | EH17 8PF


warners
solicitors & estate agents



18 Limefield

GILMERTON | EDINBURGH | EH17 8PF

Warners is delighted to offer to the market this well-presented, two-bedroom end terraced property situated in the popular residential district of Gilmerton, south of Edinburgh's city centre.

This fantastic home offers well-planned accommodation over two levels, boasts a private rear garden with patio, and will offer immense appeal to first-time buyers, young families and those looking to downsize. On the ground level, the contemporary kitchen benefits from a good amount of built-in cupboard storage, and further storage is afforded via the cupboard underneath the stairwell. The spacious living room forms the main public space in the property, and from here access is provided to the well-sized, private rear garden which will provide a great area for enjoying the best of the summer weather.

Moving upstairs, both bedrooms are of a good size, with both rooms benefitting from integral wardrobe storage. A family bathroom completes the internal accommodation.

Offering easy access to excellent public transport links, early viewing is essential to avoid missing out on this superb property.

- Two-bedroom, end terraced home
- Sought-after residential location
- Living room
- Kitchen
- Two bedrooms with built-in wardrobe storage
- Bathroom
- Private rear garden
- New electric central heating system
- Plenty of parking around the property

EPC E, Council tax C. There is no factor associated with this property.

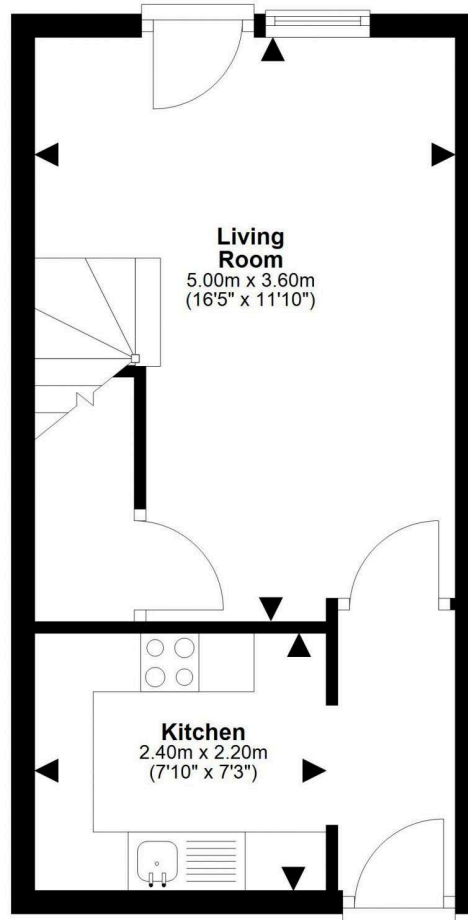
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



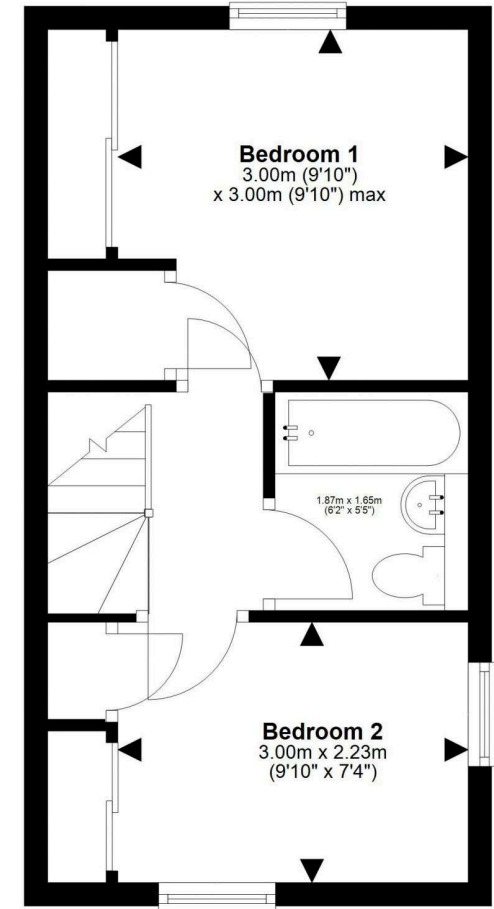
The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre, just a five minute drive away. The Royal Infirmary is also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Items included in this sale are the washing machine, dishwasher (however no warranty's will be provided for these). Light fittings will also be included in this sale.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.